

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Seattle

State: WA

PJ's Total HOME Allocation Received: \$67,599,903

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	91.26 %	90.52 %	5	90.66 %	60	59	
% of Funds Disbursed	86.02 %	85.13 %	5	81.06 %	71	67	
Leveraging Ratio for Rental Activities	6.16	7.02	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.92 %	94.53 %	11	81.27 %	51	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.18 %	79.58 %	7	68.23 %	65	62	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.46 %	93.66 %	3	79.86 %	100	90	
% of 0-30% AMI Renters to All Renters***	70.66 %	63.54 %	5	44.82 %	100	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.79 %	99.06 %	11	94.65 %	60	51	
Overall Ranking:			In State:	7 / 14	Nationally:	96 93	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,723	\$24,922		\$25,419	910 Units	11.80 %	
Homebuyer Unit	\$35,233	\$19,484		\$14,530	273 Units	3.50 %	
Homeowner-Rehab Unit	\$14,827	\$19,574		\$20,251	263 Units	3.40 %	
TBRA Unit	\$687	\$1,699		\$3,156	6,248 Units	81.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,225	\$208,896	\$15,685
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	42.3	61.2	65.0	29.6
Black/African American:	36.3	13.6	24.3	50.8
Asian:	2.7	9.2	0.0	0.5
American Indian/Alaska Native:	2.7	0.7	0.8	4.2
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.7
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.1
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.2
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.5
Other Multi Racial:	0.5	2.9	0.0	0.6
Asian/Pacific Islander:	4.5	7.0	7.6	3.9

ETHNICITY:

Hispanic	9.8	5.5	2.3	8.9
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HOUSEHOLD SIZE:

1 Person:	72.1	54.6	61.2	1.9
2 Persons:	11.2	14.3	20.2	31.1
3 Persons:	7.1	13.2	8.0	30.2
4 Persons:	4.3	11.0	6.1	19.1
5 Persons:	2.5	3.7	3.0	10.8
6 Persons:	1.9	1.8	0.8	3.8
7 Persons:	0.7	1.1	0.4	1.9
8 or more Persons:	0.2	0.4	0.4	1.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.4	56.0	25.1	4.0
Elderly:	13.2	1.5	49.0	0.4
Related/Single Parent:	15.1	15.4	11.0	75.8
Related/Two Parent:	6.3	21.2	11.0	19.3
Other:	2.1	5.9	3.8	0.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	53.6	0.0 [#]
HOME TBRA:	0.0	
Other:	7.8	
No Assistance:	38.6	

of Section 504 Compliant Units / Completed Units Since 2001 86

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle

State: WA

Group Rank: 96
(Percentile)

State Rank: 7 / 14 PJs

Overall Rank: 93
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	89.92	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	78.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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